BILL GARRETT, Davidson County
Trans:T20170041806 DEEDWARR
Recvd: 05/17/17 09:05 2 pgs
Fees:13.00 Taxes:921.30
20170517-0048701

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F.
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roberta J. Chevrette 1020 Monroe Street Nashville, TN 37208	new owner	081160-16100

THIS INDENTURE, made this 12th day of May, 2017 between

Jennifer B. Fitzgerald, a married woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Roberta J. Chevrette, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEING THE WESTERLY PART OF LOT NO. 102 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS FIRST ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF MONROE STREET, FORMER OPHELIA AVENUE, 35 1/2 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT NO. 102; THENCE NORTHERLY PARALLEL WITH AND 10 INCHES WESTERLY FROM THE HOUSE LINE ON THE EASTERLY PART OF SAID LOT NO. 102, 51 1/2 FEET TO AN IRON PIN 24 1/2 FEET WESTERLY FROM THE WESTERLY MARGIN OF AN ALLEY, CONTINUING NORTHERLY 38 1/2 TO THE CORNER OF THE IRONCLAD OUTHOUSE, 14.2 FEET WESTERLY FROM THE WESTERLY LINE OF SAID ALLEY, CONTINUING NORTHERLY PARALLEL WITH THE WEST LINE OF SAID ALLEY 20 FEET 2 INCHES TO THE NORTHWEST CORNER OF SAID HOUSE; THENCE NORTHERLY 56 1/2 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF AN ALLEY IN THE REAR; THENCE WITH THE SOUTH RLY MARGIN OF AN ALLEY, WESTERLY 11 FEET2 INCHES TO THE DIVIDING LINE BETWEEN LOTS NOS. 101 AND 102 OF SAID PLAN; THENCE WITH THE DIVIDING LINE BETWEEN SAID TWO LOTS SOUTHERLY 174 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF MONROE STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, EASTERLY 28 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER B. FITZGERALD, A MARRIED WOMAN BY QUITCLAIM DEED DATED 8/17/13 FROM JENNIFER B. GILBERT AND MAURICE FITZGERALD, II OF RECORD IN INSTRUMENT NO. 20131008-0105508, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Maurice Fitzgerald, Jr. joins in this conveyance to convey any and all interest he may have, marital or otherwise.

This is (X) improved ( ) unimproved property known as: 1020 Monroe Street, Nashville, TN 37208.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jennifer B. Fitzgerald

Maurice Fitzgerald, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer B. Fitzgerald and Maurice Fitzgerald, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of May, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $249,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of May, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County